



District 6 Advisory Board Minutes

Monday, April 10, 2023 • 6:30 p.m.

Evergreen Community Center & Library • 2601 N. Arkansas, Wichita, KS 67204 Virtual Meeting Option • Zoom and [Facebook Live](#)

Order of Business

The District 6 Advisory Board meeting was held at 6:30 p.m. at the Evergreen Community Center and Library, 2601 N. Arkansas, Wichita, KS 67204. DAB members, staff/presenters, and residents also had the option to participate virtually via the platform Zoom, and the meeting was live-streamed on the District 6 Facebook page. Council Member Maggie Ballard, 5 DAB members, 8 City staff, and 7 members of the public were in attendance. The current agenda was approved.

Members Present

Bill Washburn
Angela Martinez
Mark Lee Baker, II
Tom James
Lisa Tatum

Members Absent

Sergio Devora-Najera
Scott Lucas
Zachary R Gingrich-Gaylord
Javan Gonzalez

Staff Present

Ana Lopez, Community Services
Representative, City Manager's Office
Officer K. Weidner, WPD
Officer D. Stull, WPD
Officer F. Phommachanh, WPD
Sarah McNeil, WPL
Christina Reith, MAPC
Logan Bradshaw and Andrew Tyree,
Housing and Community Services
Department

1. Call to Order

- Oath of Office performed by the City Clerk

Approval of Agenda for April 10, 2023

Action Taken: Mark Baker made a motion to **APPROVE** the DAB 6 Agenda for April 10, 2023. The motion was seconded by Lisa Tatum.

MOTION APPROVED 5-0

- **Approval of Minutes** for February 13, 2023

<https://www.wichita.gov/Council/DABAgendasMinutes/2023-02-13%20DAB%206%20Minutes.pdf>

Action Taken: Tom James made a motion to **APPROVE** the DAB 6 Minutes for February 13, 2023. The motion was seconded by Mark Baker.

MOTION APPROVED 5-0

- **Approval of Minutes** for March 13, 2023

<https://www.wichita.gov/Council/DABAgendasMinutes/2023-03-13%20DAB%206%20Minutes.pdf>

Action Taken: Tom James made a motion to **APPROVE** the DAB 6 Minutes for March 13, 2023. The motion was seconded by Lisa Tatum.

MOTION APPROVED 5-0

2. Wichita Fire Department

Staff shared district and city-wide statistics and department updates. Staff also discussed relevant public safety topics and answered questions from the DAB and public.

3. Wichita Police Department

Officers shared district and city-wide statistics and crime trends and department updates. Staff also discussed relevant public safety topics and answered questions from the DAB and public.

- **Officer Weidner, Patrol North** reminded resident about Open Streets ICT WSU on April 16, 2023 and road closures related to the event.
- **Officer F. Phommachanh, Patrol West** shared information on upcoming events: Second Change Thursday on June 1, 2023, Prairie Fire Marathon on May 7th and Open Streets ICT WSU and road closures related to these events.
- **Officer D. Stull, Patrol South** share that there's been an increase in crime related to homeless. WPD is working on multiple special assignments to try and address some of those issues. He reminded people to keep valuables locked in their trunk or to remove them from their vehicles when downtown. Brush Up Broadway is an event to clean up Broadway as well as alleys on both sides between Lincoln Street and Kellogg.

DAB and members of the public asked questions and made comments about the increased of homeless population in the area, racing and speeding on Arkansas Street on a residential area.

4. Wichita Public Library Report

Sarah McNeil, Evergreen Library Branch Manager shared updates, events and programs at the Evergreen Branch Library and the Advanced Learning Library.

If you need to apply for a passport for summer travel, your Wichita Public Library has you covered. You can process your passport application at the Alford Branch (3447 S. Meridian) and Evergreen Community Center and Library (2601 N. Arkansas). To book your appointment and learn more, visit www.wichitalibrary.org/passports.

Join Music Theatre Wichita for an opportunity to join the world of Moana! Students will sing, dance, and act scenes from the film as a group of storytellers. All experience levels are welcome. Programs occur on select Saturday mornings in April at the Evergreen Community Center and Library 2601 N. Arkansas.

The Spring Gardening Series is back! We have a great multi-week program for you in partnership with K-State Research and Extension's Master Gardeners program. The weekly programs meet Tuesday evenings at the Alford Branch (3447 S. Meridian) and on Thursday evenings on Zoom. Visit www.wichitalibrary.org/gardening to register. Here's the lineup:

- April 11 & 13: Homegrown Tomatoes
- April 18 & 20: Gardening for All Abilities: Accessible Gardening
- April 25 & 27: Loving the Bees Means Nurturing All the Pollinators
- May 2 & 4: Gardening with Nature: Native Plants and Grasses

As part of this year's Big Read, we are thrilled to bring author Roz Chast to Wichita at 6 p.m. Saturday, April 15 at the Wichita State University Metroplex (5015 E. 29th St.). She is the author of this year's Big Read book, *Can't We Talk About Something More Pleasant?*, and an artist for The New Yorker. Chast will share her work as a cartoonist and discuss her work as an author.

Wichita Public Library, Wichita Literacy Coalition and several community partners have created and installed 26 Little Free Libraries throughout City Council District III – each one decorated after a letter of the alphabet. The Little Free Libraries are part of a project to help kids in low literacy areas have better access to books, tools and resources to explore reading at home. Developing reading skills is important for long-term success of residents, both in school and beyond. The 26 Little Free Libraries are decorated for each letter of the alphabet, creating a space where residents can easily access free books and information. An audio component created by Wichita State University's Engineering students pronounce letters when the door opens. The Library and community partners will provide books for early learners and parents; everyone is welcome to use the Little Free Libraries and to share books forward.

Recommended Action: Received and filed.

.....

Public Agenda

This portion of the agenda provided an opportunity for citizens to present issues that are not part of the regular agenda for the meeting.

5. Scheduled Items

There were no scheduled public agenda items this month.

6. Off-Agenda Items

Diana Vogel inquired and made comments on the Crystal Prairie Lake Park. She would like for the park to start at a smaller level with walking paths, playground equipment, picnic tables and park benches to eventually and slowly build up to the proposed plan.

Recommended Action: Received and filed

New Business

7. FY2023-2024 Funding; CDBG, HOME, ESG

Housing and Community Services Department presented the funding priorities for the 5th Year Annual Action Plan, beginning July 1, 2023, and ending on June 30, 2024, of the Consolidated Plan for the 2019 through 2023 program years. The U.S. Department of Housing and Urban Development (HUD) considers the City of Wichita to be an entitlement city and as such, Wichita receives annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds. In order to receive these funds, the City is required to prepare a Consolidated Plan every five years. In addition, the City is required to submit an Annual Action Plan which addresses the priorities identified in the Consolidated Plan.

Recommended Action: Provide **COMMENT** regarding community needs and funding priorities for the 2023-24 Fifth Year Annual Action Plan.

FY2023-2024 Funding; CDBG, HOME, ESG Staff Report:

[2023-04-10 DAB6 FY2023-2024 Funding; CDBG, HOME, ESG.pdf \(wichita.gov\)](#)

Funding; CDBG, HOME, ESG Presentation: [PowerPoint Presentation \(wichita.gov\)](#)

After a presentation from staff, DAB and members of the public made the following summarized comments and questions.

DAB mentioned that Mennonite housing was mentioned but not Habitat for Humanity.

Staff responded that both organizations carry out comparable work and obtain funding from distinct programs.

DAB inquired about land bank receiving zero.

Staff replied that the land bank has current CDBG funding and is not suggesting the addition of any funding for the program, as there is still funding available.

DAB asked, what is new life reentry, and why does it have a zero next to it?

Staff responded that it was a new organization that submitted an incomplete application.

DAB asked, is there a plan to work with land and property owners?

Staff responded that there is currently 600+ vouchers on the street which is down from 800 from last year. Landlords can currently get over and above what our payment standards are for a section eight voucher. Quite a few landlords actually decided to not to accept vouchers. We're trying to get creative and created a landlord incentive program that include signing bonuses to new and returning landlords to Section Eight Housing First. We're trying to attract other affordable housing developers to Wichita in coordination with our economic development department.

DAB asked, is there the regulation of the percentage of say, if you've got 50 units, you have to give a give a percentage of those that have reduced rental rate?

CM Ballard commented that it's been discussed with City Council with new projects but there is no policy.

Staff responded that there's been, been talks about allocating a portion of the luxury units to affordable if the project receives IRB S, sales tax exemption, or TIFF, or if the development of housing is incentivized.

DAB commented that it's a difficult task to meet all the needs with the allocated amounts. Given the rise in issues such as homelessness, where would the necessary funds be sourced from?

Staff responded that the allocation amounts for grants are determined based on a formula that is applied to jurisdictions that have a population and poverty rate at a certain threshold.

8. ZON2023-00009

The Metropolitan Area Planning Department presented this case for consideration by the District Advisory Board. The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on an unplatted lot totaling 4.57 acres (198,995 square feet) in size. The property is generally located on the northwest corner of West 31st Street North and North Fairview Avenue (3205 North Fairview Avenue). The subject site is currently developed with a single-family residence.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

ZON2023-00009 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-10%20DAB%206%20ZON2023-00009%20MAPC%20Staff%20Report.pdf>

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns.

After the presentation by MAPD, DAB and members of the public asked and made the following summarized questions and comments:

DAB mentioned a concern about the high-density duplex and suggested a decrease the density level.

Staffed stated the way that the lot is now they can only put one duplex, but if applicant files for a lot split, that's where we can see more complexes on site.

DAB asked who bears the expense of paying the current gravel road?

Staff responded by saying that they did not have an answer at that moment, but they promised to follow up with one.

DAB had concerns about approving a case without a plan for all the required amenities and utilities.

Staffed replied that it is determined at the time of platting which is after the zone change happens.

Agent for the applicant said the zoning is typically done before platting. One of the requirements for platting form engineering the paving of the street.

DAB asked if the plan is to maximize the area and fit 56 units?

Agent replied they are going to fit what is reasonable on the lot.

No further comments or questions from the public or agent, the discussion returned to the DAB for a motion.

Action Taken: Angela Martinez made a motion to **APPROVE** staff's recommendation. The motion was seconded by Tom James.

MOTION APPROVED 5-0

9. PUD2023-00002

The Metropolitan Area Planning Department presented this case for consideration by the District Advisory Board. The applicant is requesting a zone change from B Multi-Family Residential District to PUD Planned Unit Development to create the Wellington Place Duplexes Planned Unit Development PUD #112. The 0.86-acre property is generally located on the west side of North Wellington Place, south of West 12th Street North (1237 North Wellington Place). The subject site is currently developed with parking lots.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to adherence to the recommended PUD text (attached) and the following conditions listed below.

Recommended Conditions of Approval

1. The text of the PUD shall be revised in accordance with the recommended text as approved by the Planning Commission.
2. The applicant shall revise the PUD language to include the required landscape buffer per the Wichita Landscape Ordinance along the north and west property lines for the portion of the site that the dwellings are proposed to be constructed.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #112 Wellington Place Duplexes Planned Unit Development) has special conditions for development on the property.
4. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.
5. All other federal, state, and local laws and ordinances must be observed.

PUD2023-00002 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-04-10%20DAB%206%20PUD2023-00002%20MAPC%20Staff%20Report.pdf>

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns.

After the presentation by MAPD, DAB and members of the public asked and made the following summarized questions and comments:

DAB asked how many units are going to be stacked?

Staff replied there will most likely be more than two taking the height restriction into consideration.

DAB is concerned about heat zones within the City of Wichita and asked if the shipping containers would create more heat. As far as a heat footprint, it will not create more or less than if apartment were built on site. Crushed gravel will be used to help with drainage. It's an affordable rent for resident who want to live close to downtown. Utilities are very low and all electric.

Staff did not have an answer to the question.

Applicant made the following comments. The shipping containers are built to withstand all the elements, made of steel and insulated.

DAB asked where are the containers from?

Applicant replied from Kanas City. It's environmentally friendly since no lumber is used and it recycles unused containers.

DAB asked if the containers held contaminants.

Applicant responded that to his knowledge there have not been any issues.

DAB mentioned are a few developments in the city who have used shipping containers and look very nice.

No further comments or questions from the public or agent, the discussion returned to the DAB for a motion.

Action Taken: Mark Baker made a motion to **APPROVE** staff's recommendation. The motion was seconded by Lisa Tatum.

MOTION APPROVED 5-0

DAB member encouraged others to go on the web and look at container duplexes and see what those four plans look like.

.....

Board Agenda

10. Updates, Issues, and Reports

Reports from the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

Council Member Ballard thanked DAB 6 members for serving another term.

DAB members announced neighborhood clean ups coming up, community garden update and a successful Eater egg hunt event.

Recommended Action: Received and filed

.....

Adjournment

The meeting was adjourned at 8:01 p.m.

The next District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on May 8, 2023 at the Evergreen Community Center & Library, 2601 N. Arkansas, and Wichita, KS 67204. Residents also have the option to participate in DAB meetings virtually via Zoom or to watch them live on the [District 6 Facebook page](#). Visit the [District 6 webpage](#) for the most up-to date meeting information. The meeting agenda and supplemental documents are posted to the webpage the Wednesday prior to the upcoming meeting.

.....

Guests

Salli Billings
Teresa Kannady

Diana Vogel.
Leann Smith

Tom George
A Barnard

Vince

.....

Respectfully submitted,
Ana Lopez, District 6 Community Services Representative